

CALIFORNIA FORM FAIR POLITICAL PRACTICES COMMISSION A PUBLIC DOCUMENT

STATEMENT OF ECONOMIC INTERESTS RECEIVED FAIR POLITICAL COVER PAGE RECEIVED FAIR POLITICAL COVER PAGE

Date Received

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Please ty	ype or prin	nt in ink.	2013 MAR 25 DH 1. 25
NAME OF F	FILER	(LAST)	(FIRST) 2113 MAR 25 DM 1 25 (MIDDLE) 1 25
Zeruny	an _	Fran	nk Vram
1. Offic	ce, Ager	ncy, or Court	
_	cy Name of Rollin	ng Hills Estates	
		Department, District, if applicable	Your Position
City	Council		Mayor
► If t	filing for m	ultiple positions, list below or on an attachment.	
Agen	ncy: South	h Bay Cities Council of Governments	Position: Alternate
2. Juri	isdiction	of Office (Check at least one box)	
☐ St	tate		☐ Judge or Court Commissioner (Statewide Jurisdiction)
□м	lulti-County		County of Los Angeles
		ling Hills Estates	
	.,		
3. Typ	e of Sta	itement (Check at least one box)	
✓ A	De	ne period covered is January 1, 2012, through ecember 31, 2012.	Leaving Office: Date Left/(Check one)
		ne period covered is/, throecember 31, 2012.	ough
A	Assuming (Office: Date assumed/	The period covered is/, through the date of leaving office.
	Candidate:	Election year and office sou	ught, if different than Part 1:
4. Sch	edule S	Summary	
Chec	k applicab	ele schedules or "None."	Total number of pages including this cover page:
∠ S	Schedule A	-1 - Investments – schedule attached	Schedule C - Income, Loans, & Business Positions - schedule attached
∠ s	Schedule A	-2 - Investments - schedule attached	
✓ S	Schedule B	3 - Real Property – schedule attached	Schedule D - Income - Gifts - Schedule Ettached
		-or-	
		None - No reportable	e interests on any schedule UU UMAR 2 2 2013
		y attached schedules is true and complete. I acknowledge of the State of	
		penalty of perjury under the laws of the State of	
Date S	Signed 03	3/20/2013	
		(month, day, year)	
			(013)

SCHEDULE A-1 Investments

Stocks, Bonds, and Other Interests (Ownership Interest is Less Than 10%)

Do not attach brokerage or financial statements.

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
Name
Zerunyan, Frank V.

NAME OF BUSINESS ENTITY	► NAME OF BUSINESS ENTITY
Vanguard	
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	GENERAL DESCRIPTION OF BUSINESS ACTIVITY
Financial Institution	<u></u>
FAIR MARKET VALUE	FAIR MARKET VALUE
\$2,000 - \$10,000 3 \$10,001 - \$100,000 -	\$2,000 - \$10,000 \$10,001 - \$100,000
\$100,001 - \$1,000,000 Over \$1,000,000	\$100,001 - \$1,000,000 Over \$1,000,000
NATURE OF INVESTMENT Collection Stocks & Bonds	NATURE OF INVESTMENT
Stock Other	Stock Other (Describe)
(Describe)	Partnership Income Received of \$0 - \$499
Partnership O Income Received of \$0 - \$499 O Income Received of \$500 or More (Report on Schedule C)	○ Income Received of \$500 or More (Report on Schedule C)
IF APPLICABLE, LIST DATE:	IF APPLICABLE, LIST DATE:
, , 12 , , 12	/ / 12 / / 12
ACQUIRED DISPOSED	ACQUIRED DISPOSED
► NAME OF BUSINESS ENTITY	► NAME OF BUSINESS ENTITY
17.11.2 01 300.11.200 2.11.11.	
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	GENERAL DESCRIPTION OF BUSINESS ACTIVITY
FAIR MARKET VALUE	FAIR MARKET VALUE
\$2,000 - \$10,000 \$10,001 - \$100,000	\$2,000 - \$10,000
S100,001 - \$1,000,000 Over \$1,000,000	S100,001 - \$1,000,000 Over \$1,000,000
NATURE OF INVESTMENT	NATURE OF INVESTMENT
Stock ☐ Other	Stock Other
(Describe)	(Describe)
Partnership O Income Received of \$0 - \$499 O Income Received of \$500 or More (Report on Schedule C)	Partnership Oncome Received of \$0 - \$499 Oncome Received of \$500 or More (Report on Schedule C)
IF APPLICABLE, LIST DATE:	IF APPLICABLE, LIST DATE:
/ / 12 / / 12	//12/_12//////
ACQUIRED DISPOSED	ACQUIRED DISPOSED
► NAME OF BUSINESS ENTITY	► NAME OF BUSINESS ENTITY
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	GENERAL DESCRIPTION OF BUSINESS ACTIVITY
•	
FAIR MARKET VALUE	FAIR MARKET VALUE
\$2,000 - \$10,000 \$10,001 - \$100,000	\$2,000 - \$10,000 \$10,001 - \$100,000
\$100,001 - \$1,000,000 Over \$1,000,000	\$100,001 - \$1,000,000 Over \$1,000,000
NATURE OF INVESTMENT	NATURE OF INVESTMENT
Stock Other(Describe)	Stock Other(Describe)
Partnership O Income Received of \$0 - \$499	Partnership O Income Received of \$0 - \$499
O Income Received of \$500 or More (Report on Schedule C)	○ Income Received of \$500 or More (Report on Schedule C)
IF APPLICABLE, LIST DATE:	IF APPLICABLE, LIST DATE:
/ / 12 / / 12	/ / 12 / / 12
ACQUIRED DISPOSED	ACQUIRED DISPOSED
Negoties Sidi Odes	I NOROINED BIOLOGED
Commente	

SCHEDULE A-2

Investments, Income, and Assets of Business Entities/Trusts (Ownership Interest is 10% or Greater)

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
Name
Zerunyan, Frank V.

▶ 1. BUSINESS ENTITY OR TRUST	► 1. BUSINESS ENTITY OR TRUST
Public Private Community Development LLC	
Name	Name
26 Dapplegray Lane, RHE CA 90274	
Address (Business Address Acceptable)	Address (Business Address Acceptable)
Check one Trust, go to 2 Business Entity, complete the box, then go to 2	Check one Trust, go to 2 Business Entity, complete the box, then go to 2
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	GENERAL DESCRIPTION OF BUSINESS ACTIVITY
Real Estate Advisory and Development	·
FAIR MARKET VALUE IF APPLICABLE, LIST DATE:	FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
\$0 - \$1,999 \$2,000 - \$10,000//11//11	\$0 - \$1,999 \$2,000 - \$10,000 / / 11
\$2,000 - \$10,000	\$2,000 - \$10,000
▼ \$100,001 - \$1,000,000	\$100,001 - \$1,000,000
Over \$1,000,000	Over \$1,000,000
NATURE OF INVESTMENT	NATURE OF INVESTMENT
Sole Proprietorship Partnership X LLC Other	Sole Proprietorship Partnership Other
YOUR BUSINESS POSITION	YOUR BUSINESS POSITION
➤ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)	➤ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)
S0 - \$499 X \$10,001 - \$100,000	□ \$0 - \$499 □ \$10,001 - \$100,000
S\$500 - \$1,000 OVER \$100,000	\$500 - \$1,000
\$1,001 - \$10,000	\$1,001 - \$10,000
▶ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.)	➤ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.)
City of Hemet, Talia's Inc. and Mcintosh Ridge LLC	
į	
▶ 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD BY THE BUSINESS ENTITY OR TRUST	► 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD <u>BY</u> THE BUSINESS ENTITY OR TRUST
Check one box:	Check one box:
☐ INVESTMENT ☐ REAL PROPERTY	☐ INVESTMENT ☐ REAL PROPERTY
Name of Business Entity, if Investment, or	Name of Business Entity, if Investment, or
Assessor's Parcel Number or Street Address of Real Property	Assessor's Parcel Number or Street Address of Real Property
	· ·
Particular Administration of the Control of the Con	Duratilities of Divisions Articles
Description of Business Activity <u>or</u> City or Other Precise Location of Real Property	Description of Business Activity or City or Other Precise Location of Real Property
FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000	FAIR MARKET VALUE IF APPLICABLE, LIST DATE: \$2,000 - \$10,000
\$10,001 - \$100,000/	\$10,001 - \$100,000
\$100,001 - \$1,000,000 ACQUIRED DISPOSED	\$100,001 - \$1,000,000 ACQUIRED DISPOSED
Over \$1,000,000	Over \$1,000,000
NATURE OF INTEREST	NATURE OF INTEREST
Property Ownership/Deed of Trust Stock Partnership	Property Ownership/Deed of Trust Stock Partnership
Leasehold Other	Leasehold Other
Yrs. remaining	Yrs. remaining
Check box if additional schedules reporting investments or real property are attached	Check box if additional schedules reporting investments or real property are attached
Comments:	FPPC Form 700 (2011/2012) Sch. A-2

SCHEDULE B Interests in Real Property (Including Rental Income)

CALIFORNIA FORM	700
FAIR POLITICAL PRACTICES CO	NOISSIMMC
Name	
Zerunyan, Frank V.	

ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS	► ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
26 Dapplegray Lane	
CITY	CITY
RHE	
RIL	
FAIR MARKET VALUE IF APPLICABLE, LIST DATE:	FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
\$2,000 - \$10,000 \$10,001 - \$100,000	\$2,000 - \$10,000 \$10,001 - \$100,000
\$100,001 - \$1,000,000 ACQUIRED DISPOSED	\$100,001 - \$1,000,000 ACQUIRED DISPOSED
Over \$1,000,000	Over \$1,000,000
NATURE OF INTEREST	NATURE OF INTEREST
Ownership/Deed of Trust	Ownership/Deed of Trust Easement
	Leasehold
Yrs. remaining Other	Yrs. remaining Other
IF RENTAL PROPERTY, GROSS INCOME RECEIVED	IF RENTAL PROPERTY, GROSS INCOME RECEIVED
	\$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
S10,001 - \$100,000 OVER \$100,000	S10,001 - \$100,000 OVER \$100,000
SOURCES OF RENTAL INCOME: If you own a 10% or greater	SOURCES OF RENTAL INCOME: If you own a 10% or greater
interest, list the name of each tenant that is a single source of income of \$10,000 or more.	interest, list the name of each tenant that is a single source of income of \$10,000 or more.
income of \$10,000 of more.	income of \$10,000 of more.
* You are not required to report loans from commercial I business on terms available to members of the public loans received not in a lender's regular course of business.	ending institutions made in the lender's regular course of without regard to your official status. Personal loans and ness must be disclosed as follows:
NAME OF LENDER*	NAME OF LENDER*
ADDRESS (Business Address Acceptable)	ADDRESS (Business Address Acceptable)
BUSINESS ACTIVITY, IF ANY, OF LENDER	BUSINESS ACTIVITY, IF ANY, OF LENDER
INTEREST RATE TERM (Months/Years)	INTEREST RATE TERM (Months/Years)
% None	%
HIGHEST BALANCE DURING REPORTING PERIOD	HIGHEST BALANCE DURING REPORTING PERIOD
	☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000
S10,001 - \$100,000 . OVER \$100,000	S10,001 - \$100,000 OVER \$100,000
Guarantor, if applicable	Guarantor, if applicable
Code at tot, if applicable	Sugramor, il applicable

SCHEDULE C Income, Loans, & Business **Positions** (Other than Gifts and Travel Payments)

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
Name
Zerunyan, Frank V.

- 1. INCOME RECEIVED	► 1. INCOME RECEIVED
NAME OF SOURCE OF INCOME	NAME OF SOURCE OF INCOME
Public Private Community Development LLC	University of Southern California
ADDRESS (Business Address Acceptable)	ADDRESS (Business Address Acceptable)
26 Dapplegray Lane, RHE CA 90274	650 Childs Way, RGL 200, LA CA 90089
BUSINESS ACTIVITY, IF ANY, OF SOURCE	BUSINESS ACTIVITY, IF ANY, OF SOURCE
Real estate Advisory and Development	University/Higher Education
YOUR BUSINESS POSITION	YOUR BUSINESS POSITION
Principal and General Counsel	Senior Fellow and Director of Executive Education
GROSS INCOME RECEIVED	GROSS INCOME RECEIVED
☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000	\$500 - \$1,000 \$1,001 - \$10,000
X \$10,001 - \$100,000 ☐ OVER \$100,000	☐ \$10,001 - \$100,000 ☑ OVER \$100,000
CONSIDERATION FOR WHICH INCOME WAS RECEIVED	CONSIDERATION FOR WHICH INCOME WAS RECEIVED
Salary Spouse's or registered domestic partner's income	⊠ Salary □ Spouse's or registered domestic partner's income
Loan repayment Partnership	☐ Loan repayment ☐ Partnership
Sale of	Sale of
(Real property, car, boat, etc.)	(Real property, car, boat, etc.)
Commission or Rental Income, list each source of \$10,000 or more	Commission or Rental Income, list each source of \$10,000 or more
Conculting Services	<u> </u>
Other Consulting Services (Describe)	Other(Describe)
·	
▶ 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PER	IOD
* You are not required to report loans from commercial le	ending institutions, or any indebtedness created as part of a
retail installment or credit card transaction, made in the	e lender's regular course of business on terms available to
	atus. Personal loans and loans received not in a lender's
regular course of business must be disclosed as follow	S.
NAME OF LENDER*	INTEREST RATE TERM (Months/Years)
	%
ADDRESS (Business Address Acceptable)	
	SECURITY FOR LOAN
BUSINESS ACTIVITY, IF ANY, OF LENDER	None Personal residence
	Real Property
HIGHEST BALANCE DURING REPORTING PERIOD	Street address
\$500 - \$1,000	City
\$1,001 - \$10,000	<u> </u>
\$10,001 - \$100,000	Guarantor
OVER \$100,000	Other
	(Describe)
Comments:	

SCHEDULE D Income – Gifts

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION
Name

Zerunyan, Frank V.

NAME OF SOURCE	► NAME OF SOURCE
Burke Williams and Sorensen	
ADDRESS (Business Address Acceptable)	ADDRESS (Business Address Acceptable)
2280 Market Street, Suite 300, Riverside CA 9250	01 []
BUSINESS ACTIVITY, IF ANY, OF SOURCE	BUSINESS ACTIVITY, IF ANY, OF SOURCE
Law Firm	
DATE (mm/dd/yy) VALUE DESCRIPTION OF GIFT(S	DATE (mm/dd/yy) VALUE DESCRIPTION OF GIFT(S)
09 / 06 / 12 _{\$} 125.00 Dinner	\$
	\$
	\$
► NAME OF SOURCE	▶ NAME OF SOURCE
Willdan	
ADDRESS (Business Address Acceptable)	ADDRESS (Business Address Acceptable)
27368 Via Industria, Ste 110, Temecula CA 92590	
BUSINESS ACTIVITY, IF ANY, OF SOURCE	BUSINESS ACTIVITY, IF ANY, OF SOURCE
Engineering Services	
DATE (mm/dd/yy) VALUE DESCRIPTION OF GIFT(S) DATE (mm/dd/yy) VALUE DESCRIPTION OF GIFT(S)
01 / 08 / 12 _{\$} 80.00 Dinner	\$
	\$
▶ NAME OF SOURCE	► NAME OF SOURCE
ADDRESS (Business Address Acceptable)	ADDRESS (Business Address Acceptable)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	BUSINESS ACTIVITY, IF ANY, OF SOURCE
DATE (mm/dd/yy) VALUE DESCRIPTION OF GIFT(S)	DATE (mm/dd/yy) VALUE DESCRIPTION OF GIFT(S)
\$	\$
/ / ©	
	I I
Comments:	
Comments.	The state of the s